

**20 Wester Broom Avenue
Edinburgh EH12 7RB**

Offers Over £280,000

- Three bed semi-detached
- Spacious Lounge
- Dining kitchen with direct access to rear garden
- Three bedrooms
- Family Bathroom with three piece suite with shower over bath
- Generous attic space with additional eaves storage
- Double glazing & gas central heating
- Private gardens, paved driveway & Garage

**Council Tax Band: E
Tenure: Freehold**



2



3



1



EPC C



3 bed Semi-detached Villa

20 Wester Broom Avenue is an attractive three-bedroom semi-detached villa situated in the highly sought-after area of Corstorphine. Offering spacious and versatile accommodation, along with excellent potential for further development, the property presents an ideal family home within a desirable and well-established neighbourhood.

The property opens into a welcoming entrance hallway, benefiting from practical understairs storage providing excellent everyday practicality. The spacious lounge offers a warm, comfortable, and inviting living space, perfect for relaxing or entertaining guests.

To the rear of the property is a beautifully presented open-plan dining kitchen, thoughtfully designed to suit both modern family living and entertaining. This bright and versatile space comfortably accommodates dining and informal seating areas, while patio doors provide direct access to the well maintained rear garden. The kitchen is well-equipped with an electric oven, gas hob, and integrated fridge freezer, offering a functional environment for day-to-day living. Please note the washing machine is included within the sale. A versatile bedroom is also located on the ground floor and could equally serve as a home office, nursery, or guest room. The upper level leads to a spacious landing and two well-proportioned double bedrooms. The second bedroom benefits from built-in wardrobes, while the generous master bedroom offers a particularly appealing retreat, complete with access to a staircase leading to generous attic space. The wardrobes within the master bedroom are included within the sale. The attic features a Velux window and substantial eaves storage, making it ideal for additional storage or potential further use, subject to the appropriate consents. The family bathroom is beautifully appointed with a modern three-piece suite and mains shower positioned over the bath. Externally, the property continues to impress with a paved driveway to the front providing convenient off-street parking, along with a garage offering excellent storage or workshop potential. To the rear, the mature gardens provide a peaceful and private outdoor setting, ideal for relaxing, entertaining, or family enjoyment.

Situated within the highly sought-after Corstorphine area of Edinburgh, lying to the west of the City Centre, the property enjoys the benefits of a well-established community together with an excellent range of local amenities. Corstorphine Village offers a superb selection of independent shops, cafés, bars, and restaurants, while The Gyle Shopping Centre provides an extensive choice of high street retailers and supermarkets nearby.

The area is particularly well served for leisure and recreational facilities, including a variety of health and fitness clubs such as David Lloyd, together with Drum Brae Leisure Centre, all within easy reach. Excellent schooling is available locally from nursery through to senior level, making the area especially popular with families.

Regular public transport services operate nearby, providing convenient access to the City Centre and surrounding districts. The City Bypass, M8, and major motorway networks are also readily accessible, offering excellent commuter links. For those travelling further afield, South Gyle and Haymarket railway stations are within easy reach, while Edinburgh Airport can be reached in a short drive.

Viewing By appointment 0131 337 1800





Wester Broom Avenue,
Edinburgh,
Midlothian, EH12 7RB



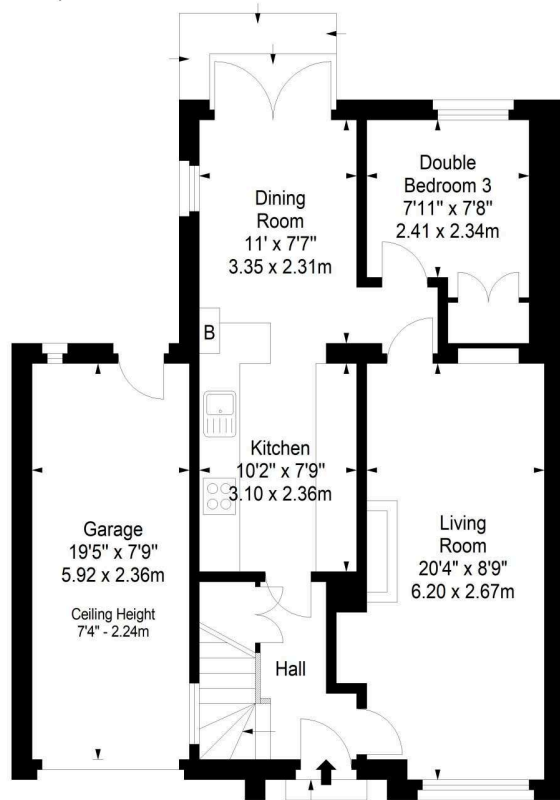
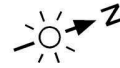
Approx. Gross Internal Area
865 Sq Ft - 80.36 Sq M

Attic
Approx. Gross Internal Area
166 Sq Ft - 15.42 Sq M

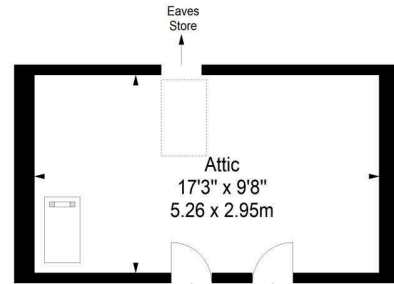
Garage
Approx. Gross Internal Area
151 Sq Ft - 14.03 Sq M

For identification only. Not to scale.

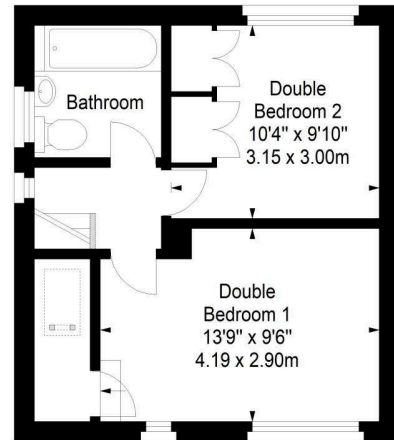
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Ground Floor



Second Floor



First Floor



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